

177.0

0009

0015.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
652,500 / 652,500
652,500 / 652,500
652,500 / 652,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		PIEDMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MOORE STEVEN B	
Owner 2:	
Owner 3:	

Street 1: 64 PIEDMONT STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1966, having primarily Wood Shingle Exterior and 1555 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	253,500		399,000	652,500		120210
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18



Patriot
Properties Inc.

!13949!

USER DEFINED

Prior Id # 1:	120210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 18:02:25
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
10/02/18	12:15:08
mmcmakin	
13949	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	253,500	0	5,000.	399,000	652,500		Year end	12/23/2021
2021	101	FV	244,400	0	5,000.	399,000	643,400		Year End Roll	12/10/2020
2020	101	FV	244,400	0	5,000.	399,000	643,400		Year End Roll	12/18/2019
2019	101	FV	208,900	0	5,000.	393,300	602,200		Year End Roll	1/3/2019
2018	101	FV	208,900	0	5,000.	302,100	511,000		Year End Roll	12/20/2017
2017	101	FV	208,900	0	5,000.	285,000	493,900		Year End Roll	1/3/2017
2016	101	FV	208,900	0	5,000.	262,200	471,100		Year End	1/4/2016
2015	101	FV	211,100	0	5,000.	245,100	456,200		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAHAGIAN EDWARD	29480-201		12/7/1998		233,100	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/20/2017	908	Solar Pa	3,000	C					8/31/2018	MEAS&NOTICE	HS	Hanne S											
9/9/2009	826	Re-Roof	3,500						12/16/2008	Measured	345	PATRIOT											
									10/8/1999	Meas/Inspect	268	PATRIOT											
									7/22/1993		EK												

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch				Full Bath: 1	Rating: Average			641-0871.													
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall: 1	%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																
Color: BEIGE				A Kits: 1	Rating:																
View / Desir:				Fpl: 2	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1966	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdict:	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal 1 - Drywall	Functional:		%	Interior:		1	5	2	1												
Sec Int Wall: 1	Economic:		%	Additions:																	
Partition: T - Typical	Special:		%	Kitchen:																	
Prim Floors: 3 - Hardwood	Override:		%	Baths:																	
Sec Floors: 1	Total:	18.6 %		Plumbing:																	
Bsmnt Flr: 5 - Lino/Vinyl	CALC SUMMARY				Electric:																
Subfloor:	Basic \$ / SQ:	100.00	COMPARABLE SALES				Heating:														
Bsmnt Gar: 1	Size Adj.: 1.35000002		Rate	Parcel ID	Typ	Date	Sale Price	General:													
Electric: 3 - Typical	Const Adj.: 0.98980004																				
Insulation: 2 - Typical	Adj \$ / SQ: 133.623																				
Int vs Ext: S	Other Features: 88500																				
Heat Fuel: 2 - Gas	Grade Factor: 1.00																				
Heat Type: 3 - Forced H/W	NBHD Inf: 1.00000000																				
# Heat Sys: 1	NBHD Mod:																				
% Heated: 100	LUC Factor: 1.00																				
Solar HW: NO	Adj Total: 311432																				
% Com Wal	Depreciation: 57926																				
	Depreciated Total: 253506																				
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val															
Make:	Model:	Serial #	Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 177.0-0009-0015.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				